

APPENDIX A

LAND USE

- *WRP Consistency Assessment Form*

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Camber Property Group LLC

Name of Applicant Representative: Philip Habib

Address: 102 Madison Avenue 11th Floor, New York, NY, 10016

Telephone: 212-929-5656 Email: phabib@phaeng.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

A series of land use actions are being proposed to facilitate a new six building development comprising approximately 826,209 gsf of residential and community facility uses (the "Proposed Project") on the block bounded by White Plains Road to the east, Seward Avenue to the south, Thieriot to the west, and Lafayette Avenue to the north (the "Project Area"), in the Soundview neighborhood of Bronx Community District (CD) 9.

The Proposed Actions would allow the Applicant to construct a new development with approximately 826,209 gsf, comprised of (i) approximately 704,063 gsf of residential space, including 735 affordable DUs (621 income-restricted housing units and 114 affordable independent residences for seniors (AIRS)); (ii) approximately 33,995 gsf of community facility space; and (iii) approximately 1.94 acres (84,548 sf) of publicly accessible open space.

It is expected that the Proposed Project would be completed and occupied by 2028.

2. Purpose of activity

The Proposed Actions are requested in order to allow the development of a significant number of affordable housing units in the Soundview neighborhood of the Bronx. The Proposed Actions would be consistent with the policy goals of the City's Housing New York: A Five-Borough, Ten-Year Plan. The proposed residential development would help provide much-needed affordable residential units in an area in which population is increasing and there is increased demand for residential uses. According to the Department of City Planning's 2013 report New York City Population Projections by Age/Sex & Borough, the Bronx is anticipated to have the highest rate of growth in the City over the next several decades, estimated at 14 percent from 2010 to 2040. As population in the Bronx is expected to experience substantial and steady growth, additional housing is necessary to ensure adequate supply. The Proposed Project facilitated by the Proposed Actions would also be consistent with existing developments to the north of the Project Area, including the 16-story Carol Gardens apartments to the north, the eight- to 15-story NYCHA Monroe Houses to the northwest, and the 21-story Park Lane Apartments to the northeast. The Proposed Project would allow new residential development on an underutilized property and would therefore support the City's goals of promoting affordable housing development by maximizing the use of vacant and underutilized land.

C. PROJECT LOCATION

Borough: Bronx Tax Block/Lot(s): Block 3600, Lot 4

Street Address: 1850 Lafayette Avenue (Stevenson Commons)

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission Yes No

| | | |
|---|--|--|
| <input type="checkbox"/> City Map Amendment | <input type="checkbox"/> Zoning Certification | <input type="checkbox"/> Concession |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Zoning Authorizations | <input type="checkbox"/> UDAAP |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise |
| <input type="checkbox"/> Housing Plan & Project | <input type="checkbox"/> Other, explain: _____ | |
| <input checked="" type="checkbox"/> Special Permit | | |

(if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Board of Standards and Appeals Yes No

| | |
|--|--|
| <input type="checkbox"/> Variance (use) | |
| <input type="checkbox"/> Variance (bulk) | |
| <input type="checkbox"/> Special Permit | |

(if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Other City Approvals

| | |
|--|---|
| <input type="checkbox"/> Legislation | <input checked="" type="checkbox"/> Funding for Construction, specify: <u>HPD and HDC financing</u> |
| <input type="checkbox"/> Rulemaking | <input type="checkbox"/> Policy or Plan, specify: _____ |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____ |
| <input type="checkbox"/> 384 (b) (4) Approval | <input type="checkbox"/> Permits, specify: _____ |
| <input type="checkbox"/> Other, explain: _____ | |

State Actions/Approvals/Funding

| | |
|---|-------------------------------|
| <input type="checkbox"/> State permit or license, specify Agency: _____ | Permit type and number: _____ |
| <input type="checkbox"/> Funding for Construction, specify: _____ | |
| <input type="checkbox"/> Funding of a Program, specify: _____ | |
| <input type="checkbox"/> Other, explain: _____ | |

Federal Actions/Approvals/Funding

| | |
|---|-------------------------------|
| <input type="checkbox"/> Federal permit or license, specify Agency: _____ | Permit type and number: _____ |
| <input type="checkbox"/> Funding for Construction, specify: _____ | |
| <input type="checkbox"/> Funding of a Program, specify: _____ | |
| <input type="checkbox"/> Other, explain: _____ | |

Is this being reviewed in conjunction with a [Joint Application for Permits?](#) Yes No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? Yes No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? Yes No
3. Is the project located on publicly owned land or receiving public assistance? Yes No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) Yes No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) Yes No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - Significant Maritime and Industrial Area (SMIA) (2.1)
 - Special Natural Waterfront Area (SNWA) (4.1)
 - Priority Maritime Activity Zone (PMAZ) (3.5)
 - Recognized Ecological Complex (REC) (4.4)
 - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

| | | Promote | Hinder | N/A |
|----------|---|-------------------------------------|--------------------------|-------------------------------------|
| I | Support and facilitate commercial and residential redevelopment in areas well-suited to such development. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1.1 | Encourage commercial and residential redevelopment in appropriate Coastal Zone areas. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1.2 | Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1.3 | Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1.4 | In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1.5 | Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | Promote | Hinder | N/A |
|----------|---|--------------------------|--------------------------|-------------------------------------|
| 2 | Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.1 | Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.2 | Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.3 | Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.4 | Provide infrastructure improvements necessary to support working waterfront uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.5 | Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.1. | Support and encourage in-water recreational activities in suitable locations. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.2 | Support and encourage recreational, educational and commercial boating in New York City's maritime centers. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.3 | Minimize conflicts between recreational boating and commercial ship operations. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.4 | Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.5 | In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4 | Protect and restore the quality and function of ecological systems within the New York City coastal area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.1 | Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.2 | Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.3 | Protect designated Significant Coastal Fish and Wildlife Habitats. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.4 | Identify, remediate and restore ecological functions within Recognized Ecological Complexes. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.5 | Protect and restore tidal and freshwater wetlands. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.6 | In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.7 | Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.8 | Maintain and protect living aquatic resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | Promote | Hinder | N/A |
|----------|---|-------------------------------------|--------------------------|-------------------------------------|
| 5 | Protect and improve water quality in the New York City coastal area. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.1 | Manage direct or indirect discharges to waterbodies. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.2 | Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.3 | Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.4 | Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.5 | Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6.1 | Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6.2 | Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6.3 | Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6.4 | Protect and preserve non-renewable sources of sand for beach nourishment. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7 | Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7.1 | Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7.2 | Prevent and remediate discharge of petroleum products. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7.3 | Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8 | Provide public access to, from, and along New York City's coastal waters. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.1 | Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.2 | Incorporate public access into new public and private development where compatible with proposed land use and coastal location. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.3 | Provide visual access to the waterfront where physically practical. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.4 | Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | Promote | Hinder | N/A |
|-----------|--|--------------------------|--------------------------|-------------------------------------|
| 8.5 | Preserve the public interest in and use of lands and waters held in public trust by the State and City. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.6 | Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9 | Protect scenic resources that contribute to the visual quality of the New York City coastal area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9.1 | Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9.2 | Protect and enhance scenic values associated with natural resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10 | Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10.1 | Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10.2 | Protect and preserve archaeological resources and artifacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Philip Habib

Address: 102 Madison Avenue 11th Floor, New York, NY, 10016

Telephone: 212-929-5656 Email: phabib@phaeng.com

Applicant/Agent's Signature: 

Date: 5/6/21

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning

Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State

Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- Copy of original signed NYC Consistency Assessment Form
- Attachment with consistency assessment statements for all relevant policies
- For Joint Applications for Permits, one (1) copy of the complete application package
- Environmental Review documents
- Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Worksheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. HighTab 4 contains primary results. Tab 5, "Future Flood Level Projections" contains background computations. The remaining tabs contain additional results, to be used as relevant. Non-highlighted cells have been locked.

| Background Information | |
|-------------------------|---|
| Project Name | Stevenson Commons EIS |
| Location | Soundview, Bronx (Block 3600, Lot 4) |
| Type(s) | <input checked="" type="checkbox"/> Residential, Commercial, Community Facility <input type="checkbox"/> Parkland, Open Space, and Natural Areas <input type="checkbox"/> Tidal Wetland Restoration <input type="checkbox"/> Critical Infrastructure or Facility <input type="checkbox"/> Industrial Uses <input type="checkbox"/> Over-water Structures <input type="checkbox"/> Shoreline Structures <input type="checkbox"/> Transportation <input type="checkbox"/> Wastewater Treatment/Drainage <input type="checkbox"/> Coastal Protection |
| Description | The Applicant is proposing the development of a six-building residential and community facility development comprising approximately 826,209 gross square feet (gsf) on the block bounded by White Plains Road, Seward Avenue, Lafayette Avenue, and Thieriot Avenue in the Soundview neighborhood of Bronx CD 9. The Proposed Actions include a minor modification to a large-scale residential development (LSRD) plan, a modification to the previously approved Stevenson Commons City-aided limited-profit housing project pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381), as well as potential public funding from HPD and HDC. |
| Planned Completion date | 2028 |

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet Error."

Last update: June 7, 2017

Establish current tidal and flood heights.

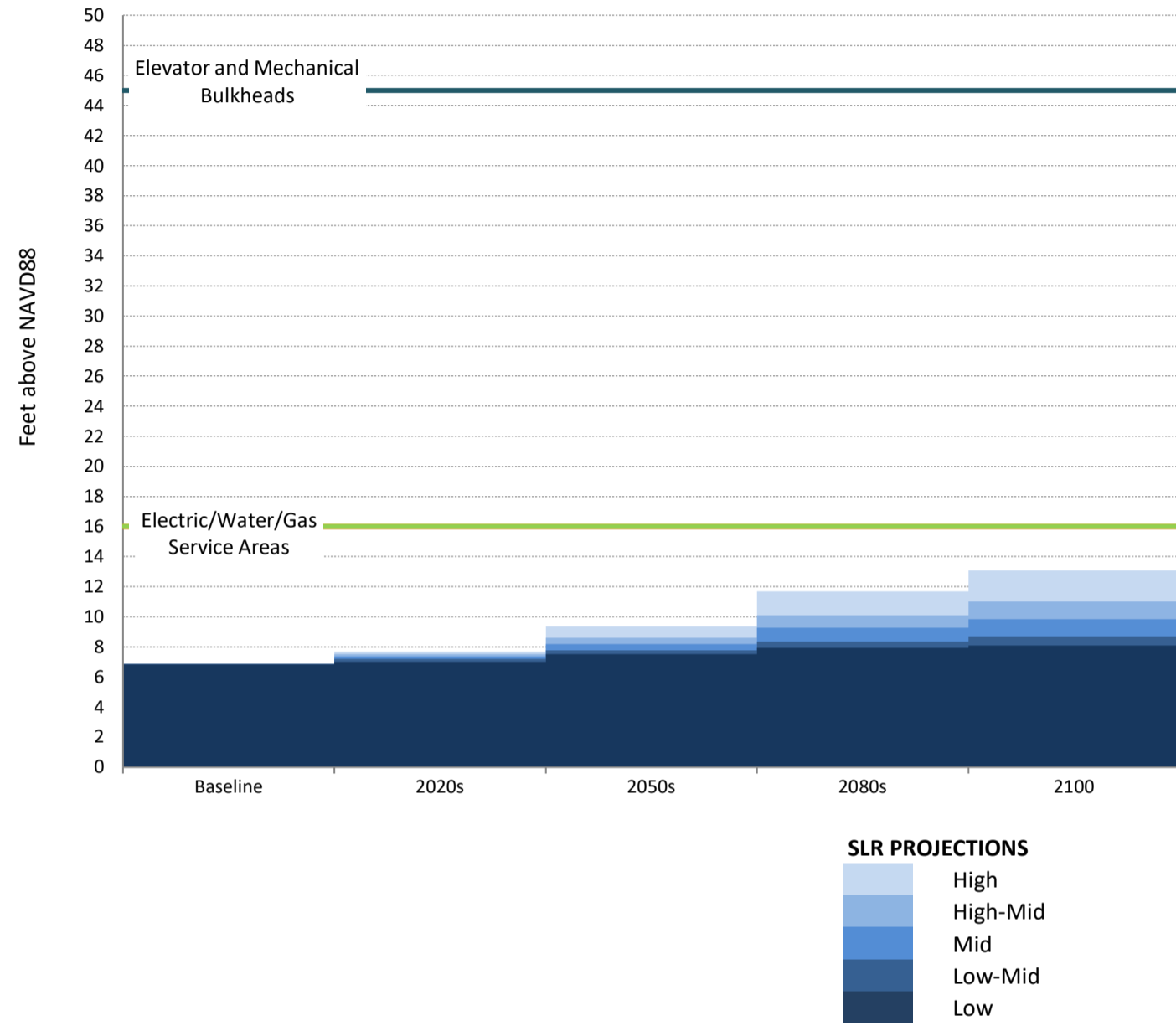
| | FT (NAVD88) | Feet | Datum | Source |
|---------------------|-------------|--------------|---------------|--|
| MHHW | 6.85 | 6.85 | NAVD88 | NOAA, Port Morris, NY |
| 1% flood height | 13.00 | 13.00 | NAVD88 | 2015 FEMA pFIRMS for nearest 1% flood zone |
| <i>As relevant:</i> | | | | |
| 0.2% flood height | 16.00 | 16.00 | NAVD88 | Estimate based on 1% flood elevation |
| MHW | 6.50 | 6.50 | NAVD88 | NOAA, Port Morris, NY |
| MSL | 3.38 | 3.38 | NAVD88 | NOAA, Port Morris, NY |
| MLLW | 0.00 | 0.00 | NAVD88 | NOAA, Port Morris, NY |

Data will be converted based on the following datums:

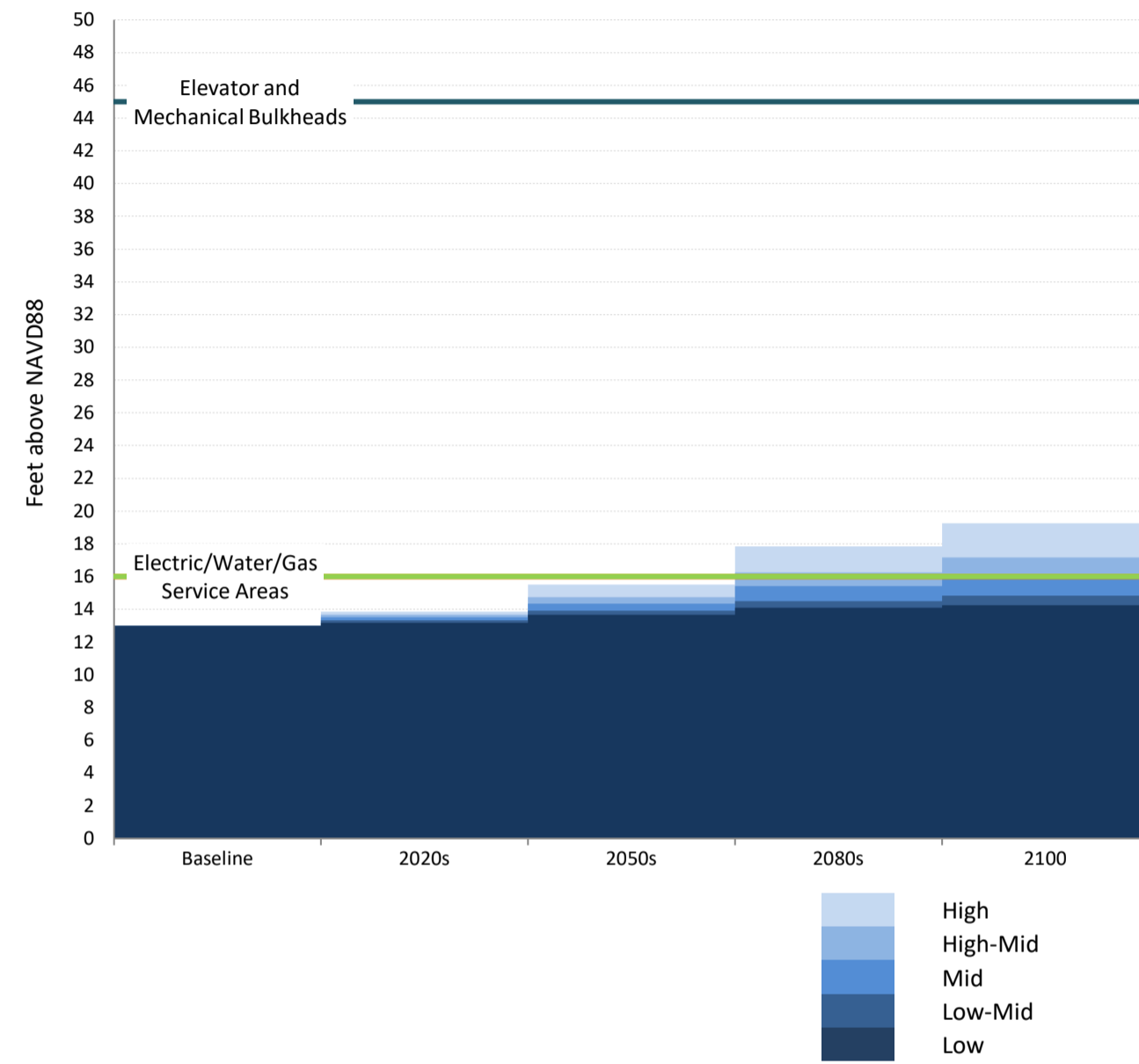
| Datum | FT (NAVD88) |
|--------------------------|-------------|
| NAVD88 | 0.00 |
| NGVD29 | -1.10 |
| Manhattan Datum | 1.65 |
| Bronx Datum | 1.51 |
| Brooklyn Datum (Sewer) | 0.61 |
| Brooklyn Datum (Highway) | 1.45 |
| Queens Datum | 1.63 |
| Richmond Datum | 2.09 |
| Station | 0.00 |
| MLLW | 0.00 |

Assess project vulnerability over a range of sea level rise projections.

Mean Higher High Water + Sea Level Rise



1% Flood Elevation + Sea Level Rise



| | SLR (ft) | | | | | |
|----------|----------|---------|------|----------|------|-------|
| | Low | Low-Mid | Mid | High-Mid | High | |
| Baseline | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2014 |
| 2020s | 0.17 | 0.33 | 0.50 | 0.67 | 0.83 | 2020s |
| 2050s | 0.67 | 0.92 | 1.33 | 1.75 | 2.50 | 2050s |
| 2080s | 1.08 | 1.50 | 2.42 | 3.25 | 4.83 | 2080s |
| 2100 | 1.25 | 1.83 | 3.00 | 4.17 | 6.25 | 2100 |

MHHW+SLR (ft above NAVD88)

| | Low | Low-Mid | Mid | High-Mid | High | |
|----------|------|---------|------|----------|-------|----------|
| Baseline | 6.85 | 6.85 | 6.85 | 6.85 | 6.85 | Baseline |
| 2020s | 7.02 | 7.18 | 7.35 | 7.52 | 7.68 | 2020s |
| 2050s | 7.52 | 7.77 | 8.18 | 8.60 | 9.35 | 2050s |
| 2080s | 7.93 | 8.35 | 9.27 | 10.10 | 11.68 | 2080s |
| 2100 | 8.10 | 8.68 | 9.85 | 11.02 | 13.10 | 2100 |

1%+SLR (ft above NAVD88)

| | Low | Low-Mid | Mid | High-Mid | High | |
|----------|-------|---------|-------|----------|-------|----------|
| Baseline | 13.00 | 13.00 | 13.00 | 13.00 | 13.00 | Baseline |
| 2020s | 13.17 | 13.33 | 13.50 | 13.67 | 13.83 | 2020s |
| 2050s | 13.67 | 13.92 | 14.33 | 14.75 | 15.50 | 2050s |
| 2080s | 14.08 | 14.50 | 15.42 | 16.25 | 17.83 | 2080s |
| 2100 | 14.25 | 14.83 | 16.00 | 17.17 | 19.25 | 2100 |

0.2%+SLR (ft above NAVD88)

| | Low | Low-Mid | Mid | High-Mid | High |
|----------|-------|---------|-------|----------|-------|
| Baseline | 16.00 | 16.00 | 16.00 | 16.00 | 16.00 |
| 2020s | 16.17 | 16.33 | 16.50 | 16.67 | 16.83 |
| 2050s | 16.67 | 16.92 | 17.33 | 17.75 | 18.50 |
| 2080s | 17.08 | 17.50 | 18.42 | 19.25 | 20.83 |
| 2100 | 17.25 | 17.83 | 19.00 | 20.17 | 22.25 |

| | | |
|-------------------------------|----|----|
| | 0 | 1 |
| Parking Levels | 16 | 16 |
| Ground Floors | 16 | 16 |
| Electric/Water/Gas Service Ar | 16 | 16 |
| Elevator and Mechanical Bulkl | 45 | 45 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |
| 0 | 0 | 0 |

SLR (in)

| Low | Low-Mid | Mid | High-Mid | High |
|------------|----------------|------------|-----------------|-------------|
| 0 | 0 | 0 | 0 | 0 |
| 2 | 4 | 6 | 8 | 10 |
| 8 | 11 | 16 | 21 | 30 |
| 13 | 18 | 29 | 39 | 58 |
| 15 | 22 | 36 | 50 | 75 |

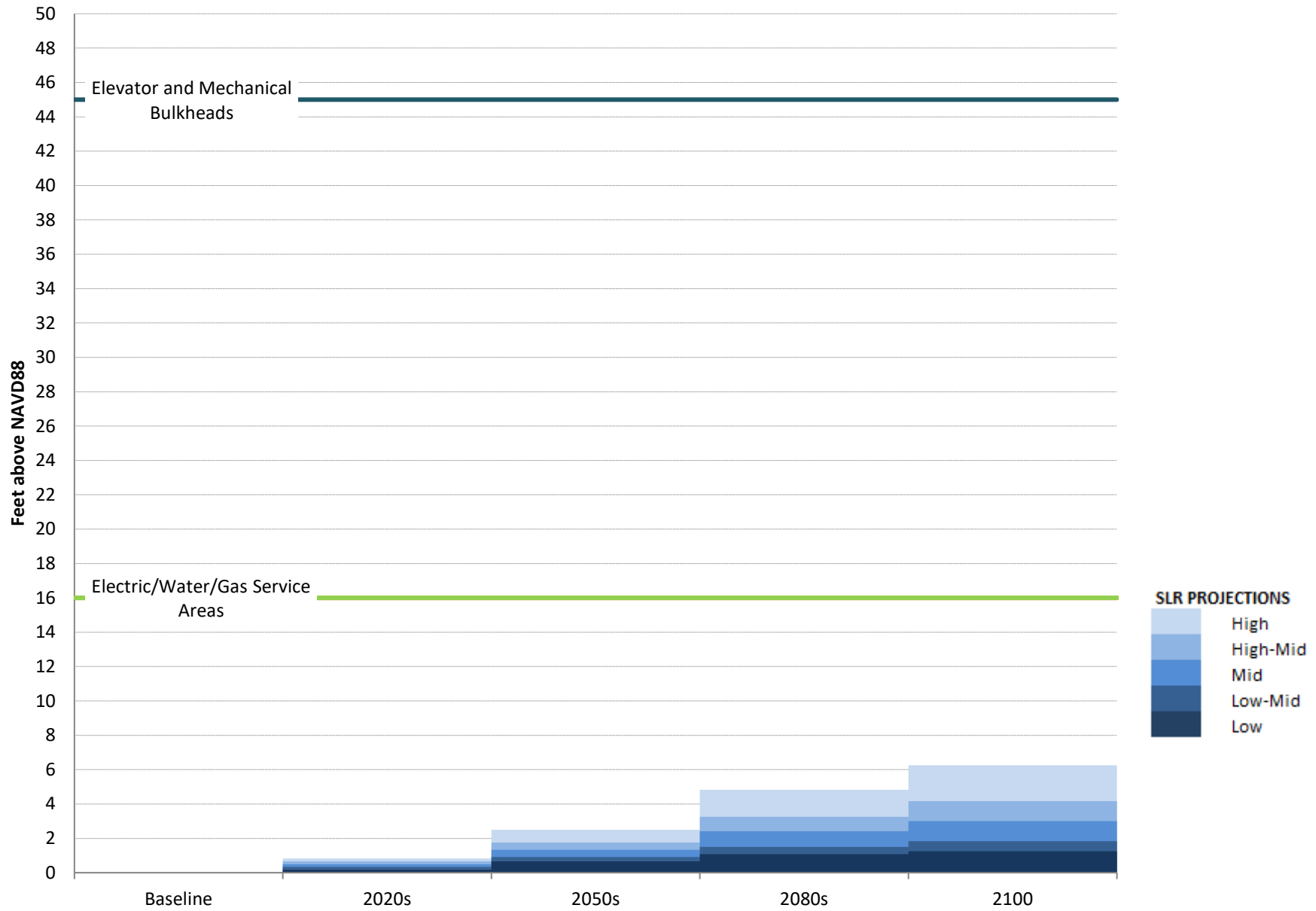
MLLW+SLR (ft above NAVD88)

| Low | Low-Mid | Mid | High-Mid | High |
|------------|----------------|------------|-----------------|-------------|
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.17 | 0.33 | 0.50 | 0.67 | 0.83 |
| 0.67 | 0.92 | 1.33 | 1.75 | 2.50 |
| 1.08 | 1.50 | 2.42 | 3.25 | 4.83 |
| 1.25 | 1.83 | 3.00 | 4.17 | 6.25 |

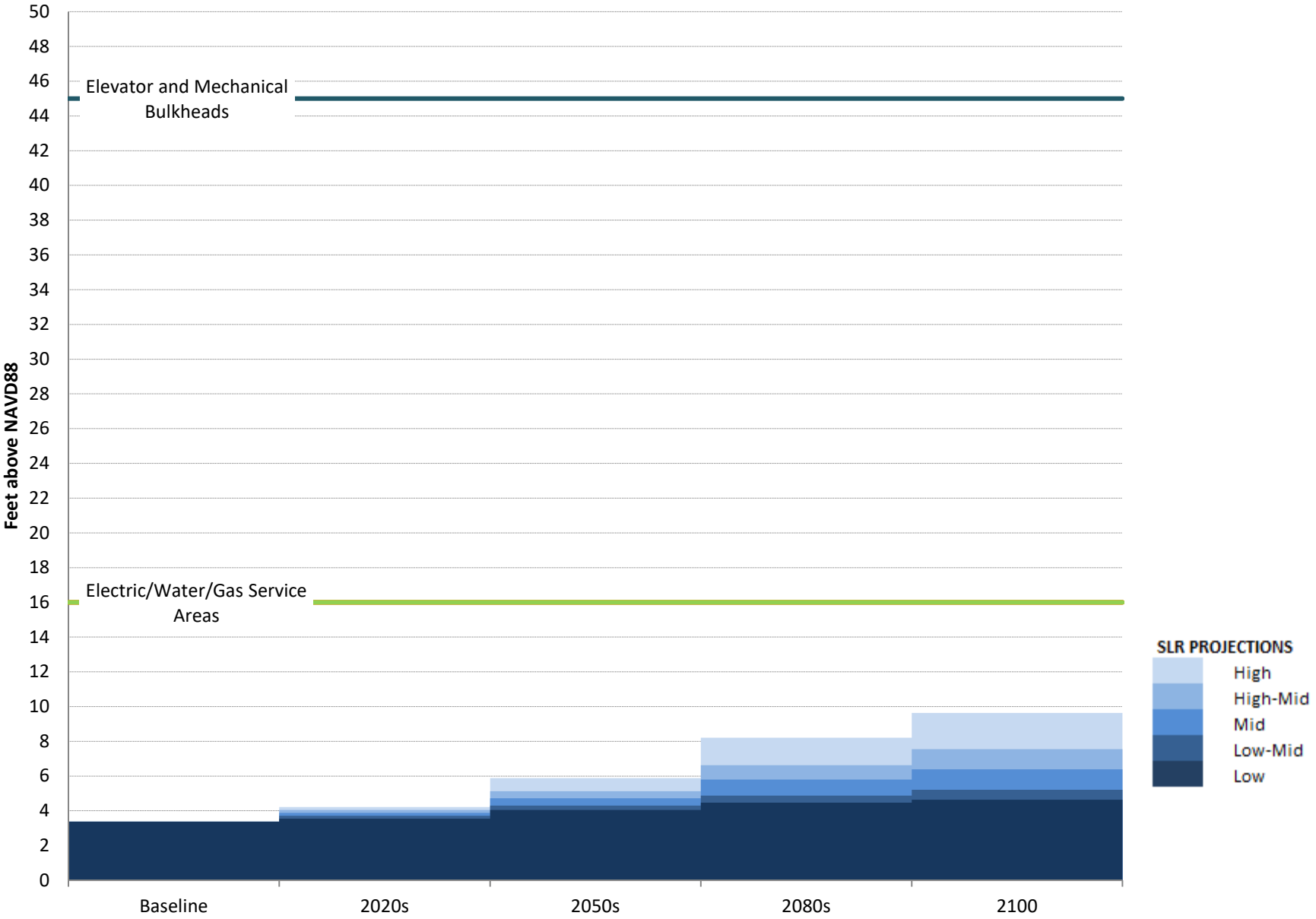
MSL+SLR (ft above NAVD88)

| Low | Low-Mid | Mid | High-Mid | High |
|------------|----------------|------------|-----------------|-------------|
| 3.38 | 3.38 | 3.38 | 3.38 | 3.38 |
| 3.55 | 3.71 | 3.88 | 4.05 | 4.21 |
| 4.05 | 4.30 | 4.71 | 5.13 | 5.88 |
| 4.46 | 4.88 | 5.80 | 6.63 | 8.21 |
| 4.63 | 5.21 | 6.38 | 7.55 | 9.63 |

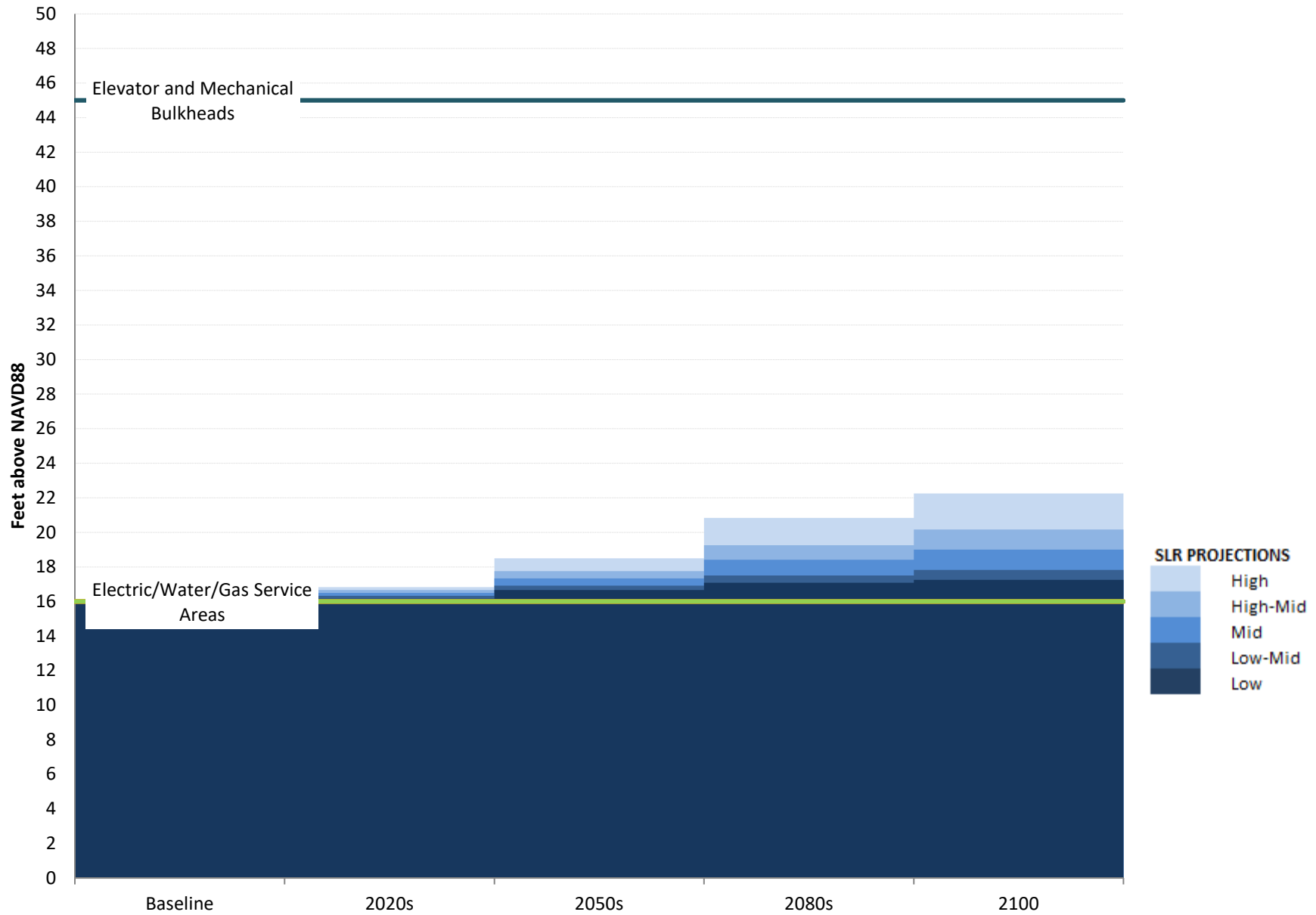
Mean Lower Low Water + Sea Level Rise



Mean Sea Level + Sea Level Rise



0.2% Flood Elevation + Sea Level Rise





NOAA is monitoring water levels and winds for Tropical Storm Arthur (<https://tidesandcurrents.noaa.gov/inundationdb/storm/Arthur.html>). Click to view real-time water level and x meteorological data.

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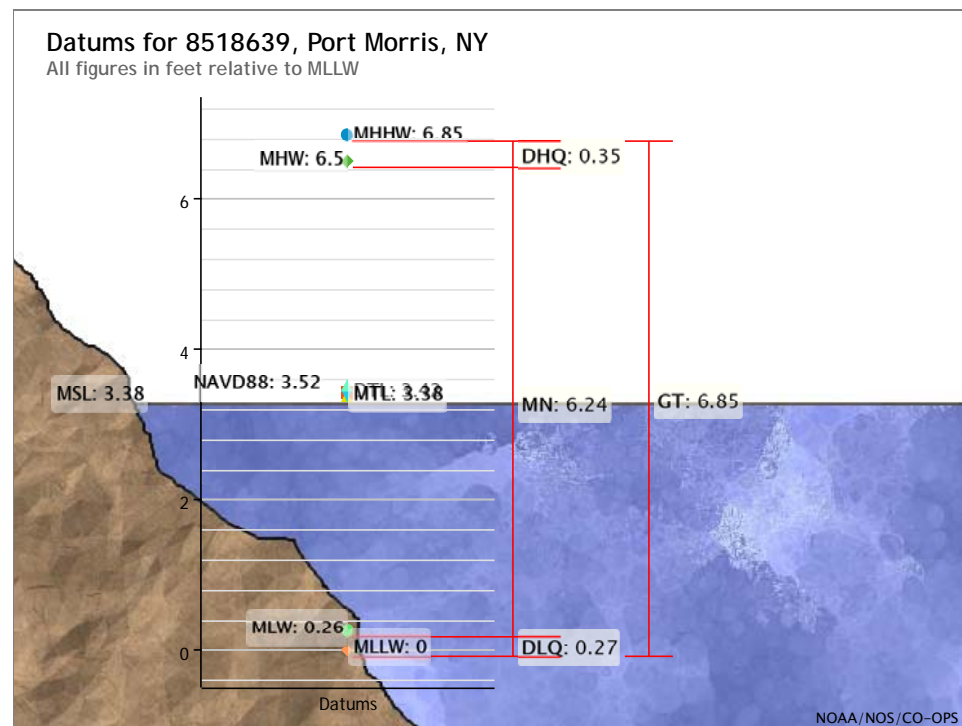
Datums for 8518639, Port Morris NY

NOTICE: All data values are relative to the MLLW.

Elevations on Mean Lower Low Water

Station: 8518639, Port Morris, NY T.M.: 75
 Status: Accepted (Jun 23 2004) Epoch: ([/datum_options.html#NTDE](#))
 Units: Feet 1983-2001
 Control Station: 8516945 Kings Point, Datum: MLLW
 NY

| Datum | Value | Description |
|---|-------|---------------------------------------|
| MHHW (/datum_options.html#MHHW) | 6.85 | Mean Higher-High Water |
| MHW (/datum_options.html#MHW) | 6.50 | Mean High Water |
| MTL (/datum_options.html#MTL) | 3.38 | Mean Tide Level |
| MSL (/datum_options.html#MSL) | 3.38 | Mean Sea Level |
| DTL (/datum_options.html#DTL) | 3.42 | Mean Diurnal Tide Level |
| MLW (/datum_options.html#MLW) | 0.26 | Mean Low Water |
| MLLW (/datum_options.html#MLLW) | 0.00 | Mean Lower-Low Water |
| NAVD88 (/datum_options.html) | 3.52 | North American Vertical Datum of 1988 |



| Datum | Value | Description |
|--|---------------------|--|
| STND (/datum_options.html#STND) | -1.62 | Station Datum |
| GT (/datum_options.html#GT) | 6.85 | Great Diurnal Range |
| MN (/datum_options.html#MN) | 6.24 | Mean Range of Tide |
| DHQ (/datum_options.html#DHQ) | 0.35 | Mean Diurnal High Water Inequality |
| DLQ (/datum_options.html#DLQ) | 0.27 | Mean Diurnal Low Water Inequality |
| HWI (/datum_options.html#HWI) | 4.19 | Greenwich High Water Interval (in hours) |
| LWI (/datum_options.html#LWI) | 10.93 | Greenwich Low Water Interval (in hours) |
| Max Tide (/datum_options.html#MAXTIDE) | 9.13 | Highest Observed Tide |
| Max Tide Date & Time (/datum_options.html#MAXTIDEDT) | 03/07/2001 13:42 | Highest Observed Tide Date & Time |
| Min Tide (/datum_options.html#MINTIDE) | -2.98 | Lowest Observed Tide |
| Min Tide Date & Time (/datum_options.html#MINTIDEDT) | 12/13/2000 00:18 | Lowest Observed Tide Date & Time |
| HAT (/datum_options.html#HAT) | | Highest Astronomical Tide |
| HAT Date & Time | | HAT Date and Time |
| LAT (/datum_options.html#LAT) | | Lowest Astronomical Tide |
| LAT Date & Time | | LAT Date and Time |

Tidal Datum Analysis Periods

08/01/2000 - 07/31/2001

Show nearby stations

Showing datums for

8518639 Port Morris, NY

Datum

MLLW

Data Units Feet
 Meters

Epoch Present (1983-2001)
 Superseded (1960-1978)

Submit

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